



**CITY OF NEW BRAUNFELS, TEXAS
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

WEDNESDAY, NOVEMBER 5, 2025 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
Chad Nolte - Commissioner

Jerry Sonier - Commissioner
Karen Brasier - Commissioner
Hunter Schwarz - Commissioner
Angela Allen - Commissioner

AGENDA - Amended 10/28/2025

1. CALL TO ORDER

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT
EMERGENCY ON-CALL PERSONNEL.**

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the October 8, 2025 regular meeting [25-1283](#)
minutes.

[October 8, 2025 Minutes](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

5. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

A) Approval of the Planning Commission 2026 Calendar [25-1369](#)
[2026 PC Calendars](#)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ORD25-373 Public hearing and recommendation to City [25-534](#)
Council regarding an amendment to Chapter 144 Zoning,
Subsection 2.1, to align public notices, protests, and sign
requirements with new state statute

Dana Moses, Planner

[Draft Ordinance](#)

- B) ORD25-380 Public hearing and consideration of an [25-1302](#) amendment to the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Amanda Mushinski, AICP, CNU-A, Planner

[ORD25-380 Sec 144-5.3-2 Fences and Walls](#)

- C) SUP25-368 Public hearing and recommendation to City [25-1297](#) Council, at the request of Toni and Joe Rios to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue

Applicant/Owner: Toni and Joe Rios

[City Maps](#)

[Site Plan & Floor Plan](#)

[Subject Property Photos](#)

[Notification Map, List, and Responses](#)

- D) SUP25-367 Public hearing and recommendation to City [25-1293](#) Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street

Applicant/Owner: Daniel Morales

[City Maps](#)

[Districts Comparison Table](#)

[Site Plan and Floor Plan](#)

[Subject Property Photos](#)

[Notification Map, List, and Responses](#)

- E) PZ25-0366 Public hearing and recommendation to City [25-1288](#) Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out

of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101

Applicant: Walmart Stores East, LP (Joe Frederick)

Owner: Frederick Frueholz, Jr. Estate (Joe H. Tays)

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

7. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

8. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

11/5/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, OCTOBER 8, 2025**

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen
Commissioner Randall Allsup
Commissioner Karen Brasier
Commissioner Chad Nolte
Commissioner Jessica Schaefer
Commissioner Hunter Schwarz
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Vicky Rudy

3. APPROVAL OF MINUTES

A) Approval of the September 3, 2025 regular meeting minutes.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to approve the September 3, 2025 regular meeting minutes. Motion carried unanimously (8-0-0).

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0333 Public hearing and recommendation to City Council for a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 acres out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on responses received from neighboring property owners and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the item discussing local land use, the intended use of the property, and communication efforts with neighbors.

Brief discussion followed on height standards.

Chair Sonier opened the public hearing and asked if anybody present wished to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

- B) SUP25-315 Public hearing and recommendation to City Council on an ordinance requested by Beverly Davidek, on behalf of Richard L. and JoAnn Rothfelder, to rezone approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue**

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on short-term rental use in the area.

Chair Sonier invited the applicant to speak on the item.

Beverly Davidek elaborated on the item by providing a brief history of the property and discussing the intent of the request.

Brief discussion followed on management of the short-term rental.

Chair Sonier opened the public hearing and asked if anybody present wished to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Nolte, seconded by Commissioner Allsup, to recommend approval of the item with staff recommended conditions of the item to City Council. Motion carried unanimously (8-0-0).

6. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

Did not convene and no action taken.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the public hearing at 6:14pm.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

11/5/2025

Agenda Item No. A)



2026 Planning Commission Calendar

for Zoning & Platting Applications

Zoning Application 12:00 PM deadline Monday 5 weeks before Planning Commission unless otherwise noted	Residential Replat Deadline Deadline 8:00 AM-12:00 PM only Monday 4 weeks before Planning Commission unless otherwise noted	Zoning Sign Must be Placed on Property (Applicant's responsibility)	Planning Commission Meeting Date 6:00 PM Council Chambers 1st Tuesday unless otherwise noted
Monday, December 1, 2025	Monday, December 8, 2025	Monday, December 22, 2025	Tuesday, January 6, 2026
Monday, December 29, 2025	Monday, January 5, 2026	Monday, January 19, 2026	Tuesday, February 3, 2026
Monday, January 26, 2026	Monday, February 2, 2026	Monday, February 16, 2026	Tuesday, March 3, 2026
Monday, March 2, 2026	Monday, March 9, 2026	Monday, March 23, 2026	Tuesday, April 7, 2026
Monday, March 30, 2026	Monday, April 6, 2026	Monday, April 20, 2026	Tuesday, May 5, 2026
Monday, April 27, 2026	Monday, May 4, 2026	Monday, May 18, 2026	Tuesday, June 2, 2026
Tuesday, June 1, 2025	Monday, June 8, 2026	Tuesday, June 22, 2025	Tuesday, July 7, 2026
Monday, June 29, 2026	Monday, July 6, 2026	Monday, July 20, 2026	Tuesday, August 4, 2026
Monday, July 27, 2026	Monday, August 3, 2026	Monday, August 17, 2026	Wednesday, September 1, 2026
Monday, August 31, 2026	Tuesday, September 8, 2026	Tuesday, September 22, 2026	Wednesday, October 7, 2026 ¹
Tuesday, September 28, 2026	Tuesday, October 6, 2026	Tuesday, October 20, 2026	Wednesday, November 4, 2026 ²
Tuesday, October 26, 2026	Monday, November 2, 2026	Monday, November 16, 2026	Tuesday, December 1, 2026
Monday, November 30, 2026	Monday, December 7, 2026	Monday, December 21, 2026	Tuesday, January 5, 2027
Monday, December 28, 2026	Monday, January 4, 2027	Monday, January 18, 2027	Tuesday, February 2, 2027

1 Rescheduled due to National Night Out

2 Rescheduled due to Election Night

11/5/2025

Agenda Item No. A)

PRESENTER:

Dana Moses, Planner

SUBJECT:

ORD25-373 Public hearing and recommendation to City Council regarding an amendment to Chapter 144 Zoning, Subsection 2.1, to align public notices, protests, and sign requirements with new state statute

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: ALL

BACKGROUND INFORMATION:

Case No: ORD25-373

Staff Contact:

Dana Moses

(830) 221-4054 | dmoses@newbraunfels.gov

House Bill 24 was enacted and signed into law during the 2025 Texas Legislative Session and became effective on September 1, 2025. This new statute revised rezoning notice, protest, voting threshold, and sign requirements for municipalities state-wide. The City of New Braunfels Zoning Ordinance (Chapter 144) must, therefore, be updated to be in compliance with the Texas Local Government Code.

ISSUE:

The City's current Zoning Ordinance references older provisions of the Texas Local Government Code. While state statute always supersedes local ordinances, failure to update local ordinances accordingly can lead to confusion and could affect the perceived validity of future zoning actions.

COMPREHENSIVE PLAN REFERENCE:

The proposed ordinance amendment is consistent with the following actions from Envision New Braunfels:

- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan
- **Action 3.6:** Proactively provide a regulatory environment that remains business and resident-friendly.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☒ Organizational Excellence ☐ Community Well-Being ☐ N/A

FISCAL IMPACT:

Costs for the new signs are being evaluated to determine if fee modifications will be required.

RECOMMENDATION:

Approval.

RESOURCE LINKS:

HB 24: <https://capitol.texas.gov/BillLookup/Text.aspx?LegSess=89R&Bill=HB24>

New Braunfels Chapter 144 Zoning:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIZOPRAD_S144-2.1CHZOAM

Chapter 144 – Zoning

ARTICLE II. – ZONING PROCEDURES AND ADMINISTRATION

Sec. 144-2.1. – Changes and zoning amendments.

2.1-2. *Procedure before the planning commission.*

- (a) *Public hearing and notification.* Public hearing, notification and signage shall be processed in accordance with the provisions of Texas Local Government Code Chapter 211. ~~The planning commission shall hold a public hearing on all proposed zoning changes and text amendments. Written notices of all such public hearings shall be sent by the planning and community development department to all owners of real property within 200 feet of the property on which the change is proposed. Such notices shall be sent not less than ten days before the day set for hearing to all such owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same properly addressed and first class postage paid in the city post office. If the property lying within 200 feet of the property proposed for a zoning change is located in territory which was annexed to the city and is not included on the most recently approved city tax roll, notice to such owners shall be given by publication once in a newspaper of general circulation in the city at least 15 days prior to the hearing. Notice shall state the time and place of such hearing. In addition to the written and published notification, a zoning pending change sign shall be placed adjacent to each public street or right of way abutting the subject property or if the property does not front a public street or right of way, adjacent to the closest public street or right of way, located in the middle of the frontage, and within three feet of the curb or pavement, or as prescribed by the planning and community development department at the time of application. One sign shall be required for the first 100 feet of frontage of the tract, and, thereafter, one additional sign for every 200 feet of frontage, or fraction thereof, except that not more than three signs shall be required on each roadway frontage. If the tract has less than 200 feet of frontage per roadway, then only one sign is required per road. All signs shall be clearly visible to the public from the adjacent public streets. The applicant shall post the sign(s) at least 15 days prior to the planning commission's meeting and maintain said sign(s) in good condition and in place until final action by city council. If the sign(s) is not posted 15 days prior to the planning commission hearing, the applicant's case shall be withdrawn and rescheduled. In the event that a sign(s) is removed from the property or damaged, the applicant shall be responsible for purchasing a replacement sign(s) and installing it immediately. The sign(s) shall be furnished by the city and a fee~~

shall be charged the applicant per appendix D of this Code.

2.1-3. *Procedure before City Council.*

- (b). *Protests.* Protests shall be processed in accordance with the provisions of Texas Local Government Code Chapter 211. ~~In accordance with the provisions of W.T.S.A.C., Local Government Code § 211.006 (commonly referred to as the "20 percent rule" if a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body (city council). The protest must be written and signed by the owners of at least 20 percent of either: the area of the lots or land covered by the proposed change; or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.~~

11/5/2025

Agenda Item No. B)

PRESENTER:

Amanda Mushinski, AICP, CNU-A, Planner

SUBJECT:**ORD25-380** Public hearing and consideration of an amendment to the City's Code of Ordinances: Chapter 144-5.3, regarding fences.**DEPARTMENT:** Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:****Case No:** ORD25-380**Staff Contact:**Amanda Mushinski, AICP, CNU-A
(830) 221-4056 | amushinski@newbraunfels.gov

Staff consistently reviews permitting procedures to identify redundancies and other opportunities to streamline processes, reduce workload, and shorten turnaround times. Fence permits have been identified as one such opportunity.

There are a variety of different types of fences desired by property owners. Some are predominantly open, such as chain-link or wrought iron. Others are solid screens using materials such as wood pickets or pre-cast concrete. Some fences are required, such as those intended to secure swimming pools or to buffer commercial uses from residential, while others are desired by property owners to simply delineate their property boundaries or to control access.

Presently, all fences require building permits; some fence repair also requires permits. Depending on the fence type and location, there are various rules to comply with. The rules are basic and relatively consistent with most other jurisdictions, so compliance is straightforward. If the requirement to obtain a permit were eliminated for most fence types, that would create capacity for Plans Examiners to focus on other, more complex permit types, reducing overall turnaround time.

ISSUE:

The current requirement for a building permit for all fence installations and certain repairs has been identified as an opportunity to improve efficiency and enhance customer service. While fencing plays an important role in property aesthetics, security, and privacy, the permitting process for most standard fence types provides limited benefit relative to the staff time required for review and issuance. Most fences are simple in design and construction, and compliance with height, placement, and material standards can be verified through existing inspection or code enforcement procedures.

Eliminating the permit requirement for most fence types would align with the City's goals of streamlining development processes, reducing turnaround times, and improving customer experience. This adjustment would

allow Plans Examiners to focus on more complex permit types that have a greater impact on life safety and development quality, while still maintaining public safety and compliance through existing regulations and enforcement tools. In-turn, the reduced workload will result in faster review turn-around times on other permit types.

This amendment will join concurrent amendments to the Building Codes at City Council. If approved, permits will only be required for fences:

1. Built to secure swimming pools
2. 7 feet tall or taller
3. Proposed to be built in drainage easements
4. Proposed to be built in the floodplain

COMPREHENSIVE PLAN REFERENCE:

The proposed ordinance amendment is consistent with the following actions from Envision New Braunfels:

- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan
- **Action 3.6:** Proactively provide a regulatory environment that remains business and resident-friendly.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity
☒Organizational Excellence ☐Community Well-Being ☐N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the draft amendments related to streamlining fence permits.

Chapter 144 - ZONING

ARTICLE V. - DEVELOPMENT STANDARDS

Sec. 144-5.3 Landscaping, tree preservation, public trees, screening, fences, buffering and lighting.

5.3-2. Fences and walls.

- (d) A fence from the front or rear corners of a building may extend through the side yard at the maximum height allowed.
- (e) ~~Permit required. All f~~Fences and walls ~~require building permits and~~ must comply with all permit/plan review submittal requirements including engineered foundation when necessary, as required in applicable adopted code(s).

11/5/2025

Agenda Item No. C)

PRESENTER:

Applicant/Owner: Toni and Joe Rios

SUBJECT:

SUP25-368 Public hearing and recommendation to City Council, at the request of Toni and Joe Rios to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

Case No: SUP25-368

Applicant/Owner:

Toni and Joe Rios

(830) 381-9746 | woodriverhomes@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 0.2 of an acre on the northeast side of School Avenue, approximately 50 feet northwest of the intersection of School Avenue and IH 35 South, and 300 feet southwest of Ernest Eikel Field. It is bordered by C-3 zoning with adjacent residential land uses.

The recently constructed residence is roughly 1932 square feet in total interior livable area with 2 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of a STR with a total of 2 bedrooms and 2 bathrooms is 6 occupants, and the minimum off-street parking is 2 spaces. There is sufficient room to accommodate the minimum parking requirements.

ISSUE:

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the short-term rental and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

There are currently 2 approved short term rental SUPs within one-half mile of the subject property, neither of which are active.

COMPREHENSIVE PLAN REFERENCE:

The requested rezoning is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, along a Transitional Mixed Use Corridor and IH 35, and near existing Education, Outdoor Recreation, and Civic Centers.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

If approved, staff recommends the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 19 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

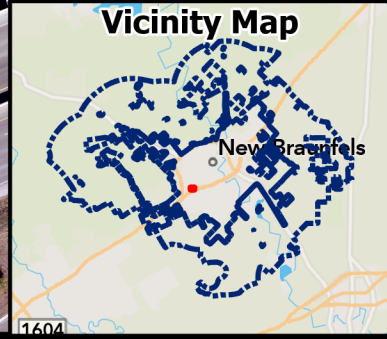
- Chapter 144, Sec. 3.3-9 (C-3) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.151111111.151111111.151111111-151111111.151111111)

-
-
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
 - Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)



Aerial Exhibit

 Subject Property



SUP25-368
265 School Ave - SUP for STR

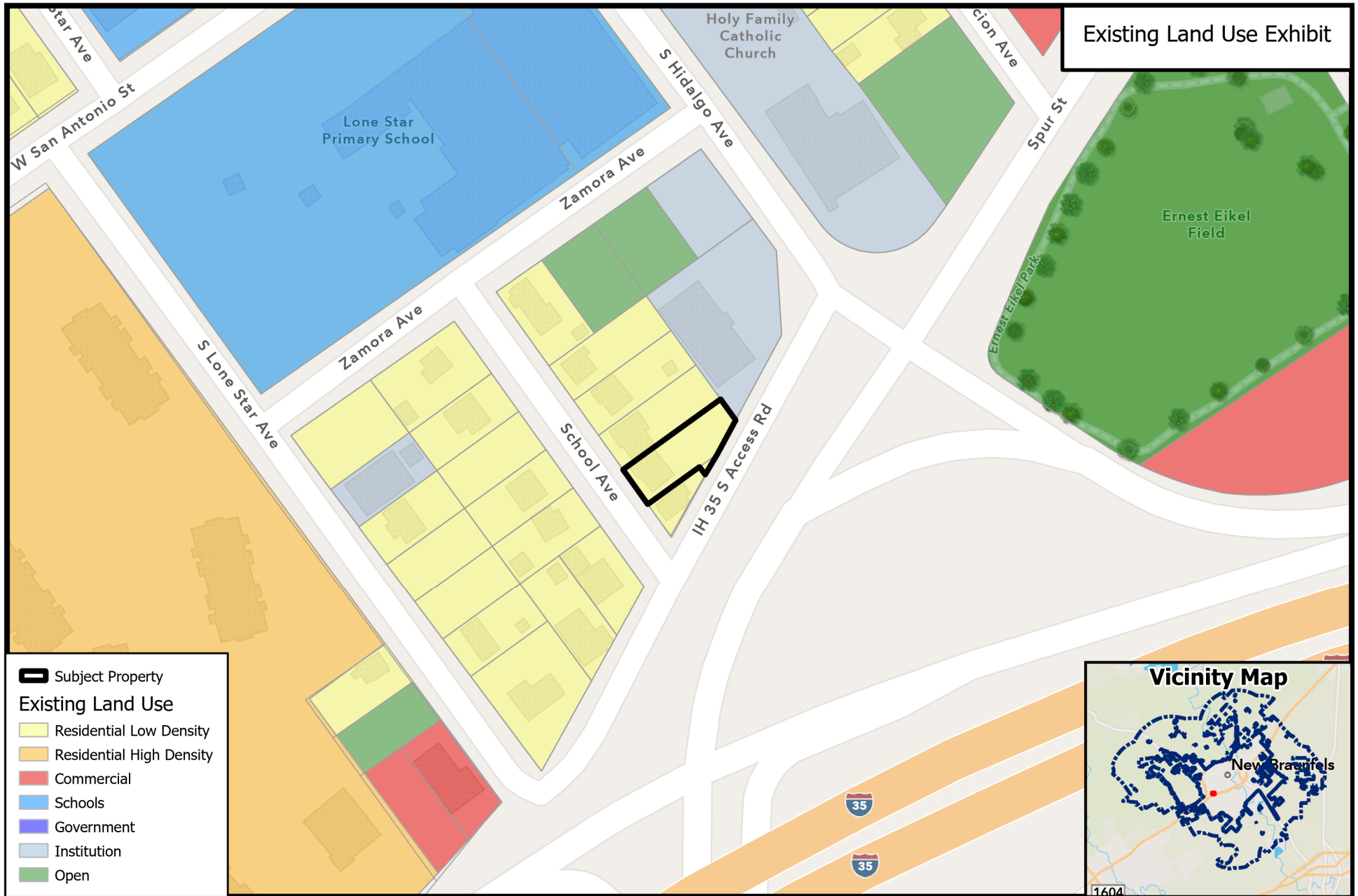
0 90 180
 Feet

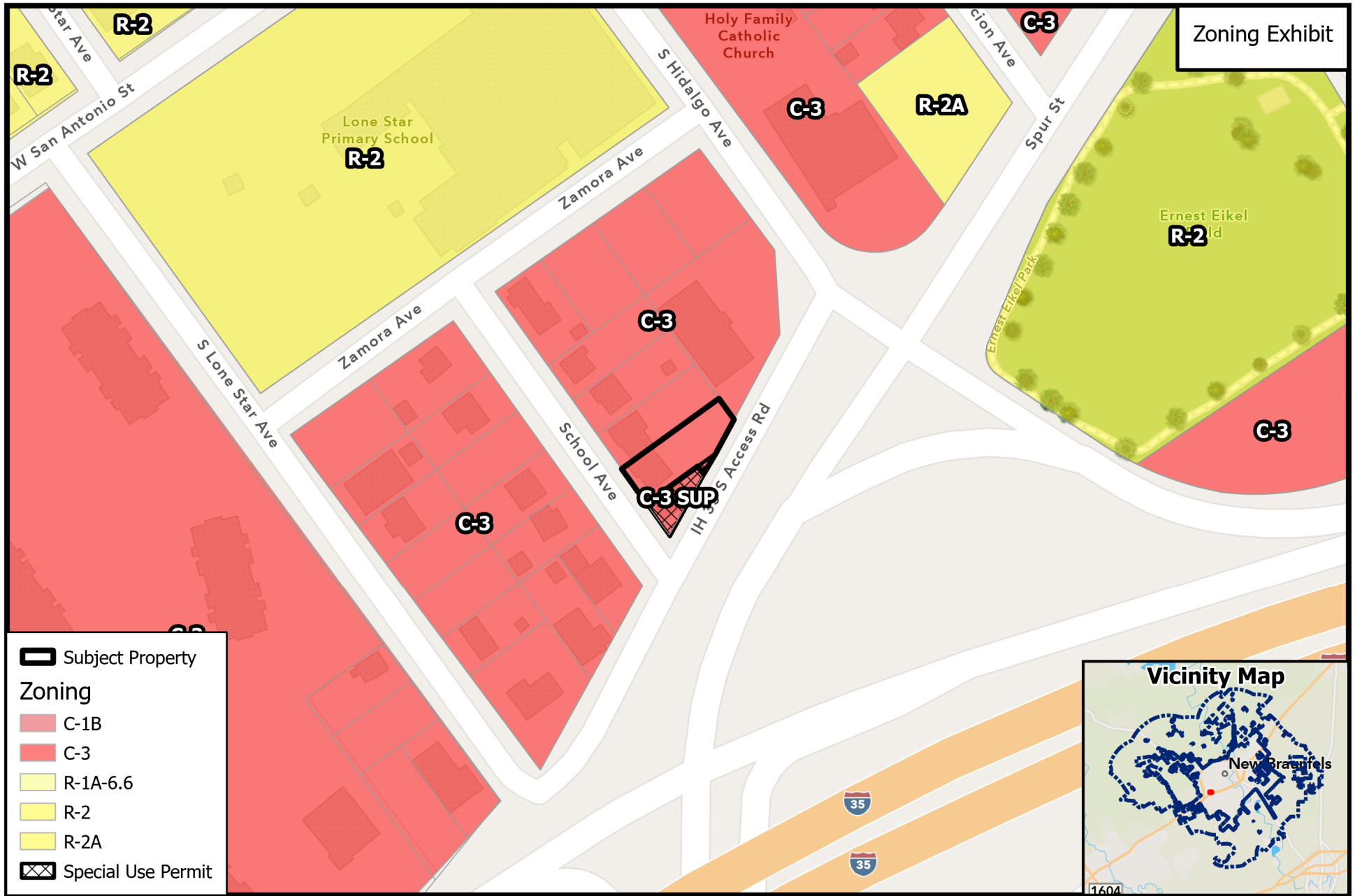


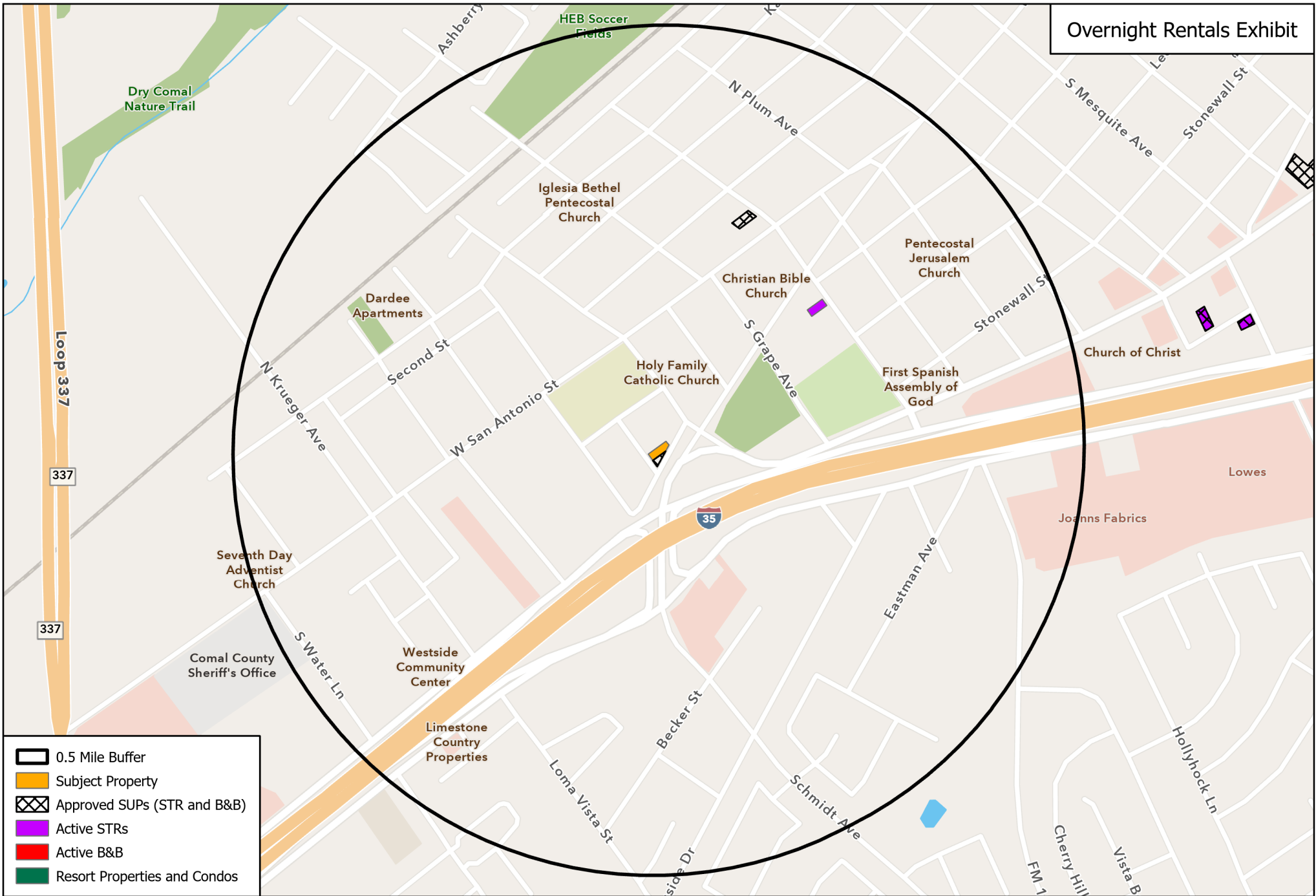
Path:
 \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-368 - 265 School Ave -

Source: City of New Braunfels Planning
 Date: 10/13/2025

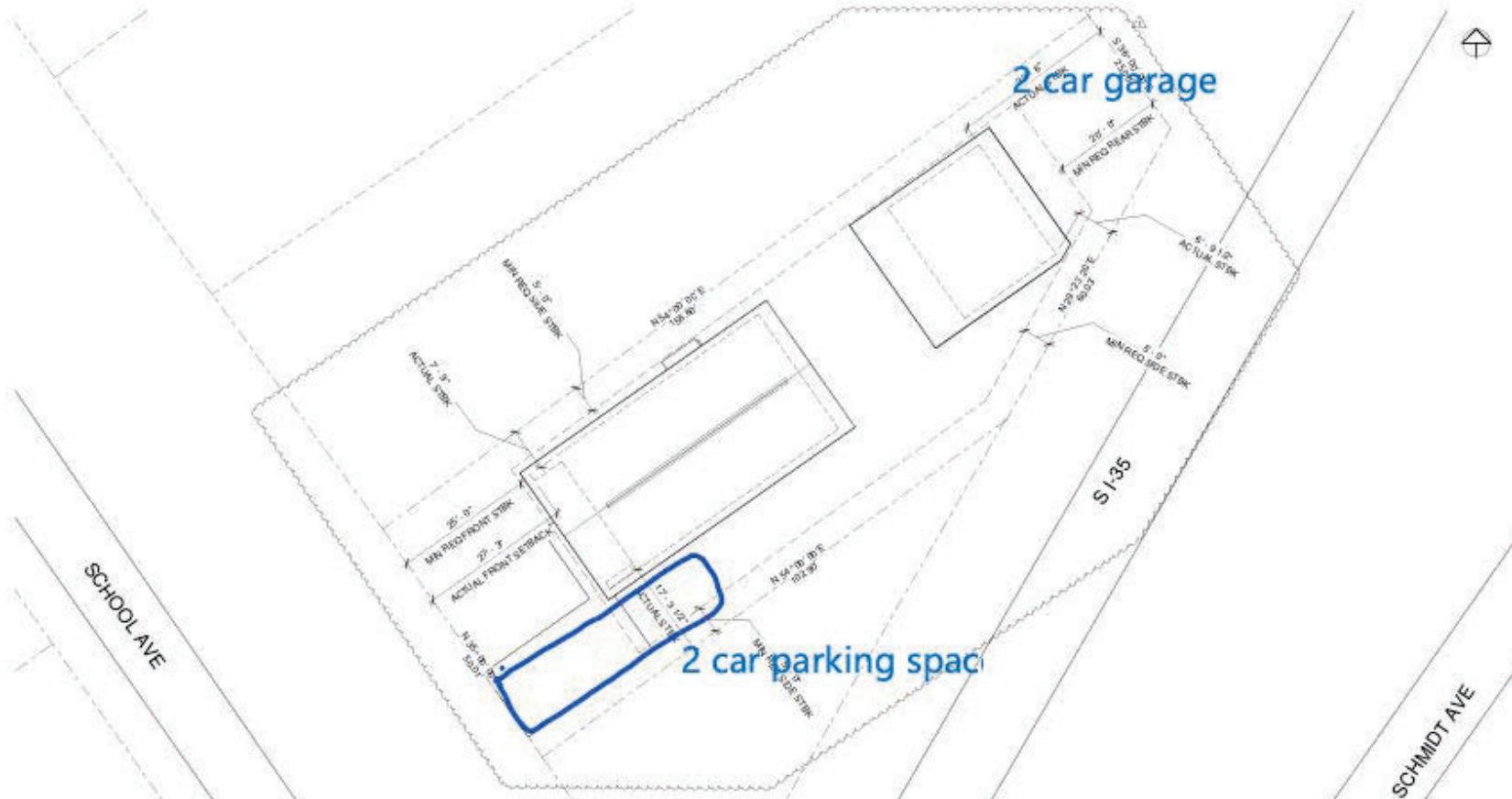
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by an else is at that party's risk and without liability to the City of New Braunfel officials or employees for any discrepancies, errors, or variances which may ex







PERMIT SET



- NOTE:
1. GENERAL CONTRACTOR TO VERIFY PROPERTY LINES AND BUILDING SETBACKS TO CONFORM TO CURRENT CITY OF NEW BRAUNFELS ZONING REQUIREMENTS.
 2. VERIFY EXISTING MATURE TREES AND SALVAGE ANY NOT WITHIN BUILDING FOOTPRINT.
 3. GC TO VERIFY LOCATION OF CITY UTILITIES IN FIELD.

SITE PLAN LEGEND

PROPERTY LINE	---
REQD SETBACK MIN	---
ACTUAL SETBACK	---
NORTH ARROW	↑

"I, Wood River Homes LLC, the property owner, acknowledge that the site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan conjunction with a rezoning case does not relieve me from adhering to any/all City-adopted Codes/Ordinances at the time of plan submission for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."

1. SITE PLAN
1" = 10'-0"

JOE RIOS
SCHOOL AVE RENTAL
265 School Ave
New Braunfels, TX 78130

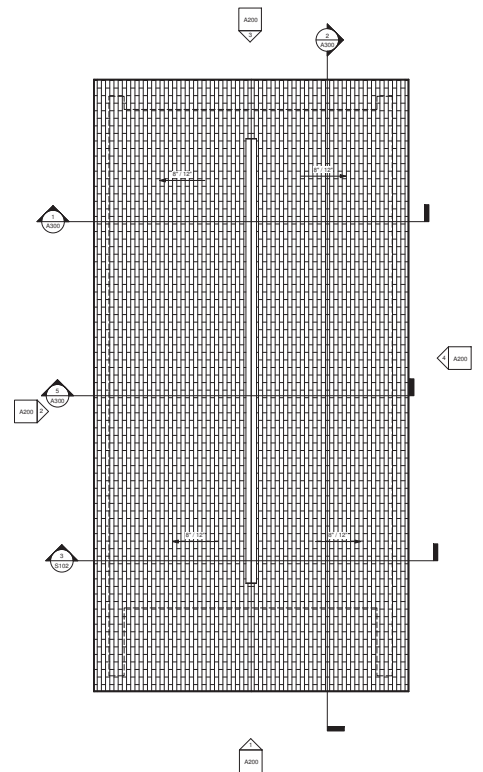
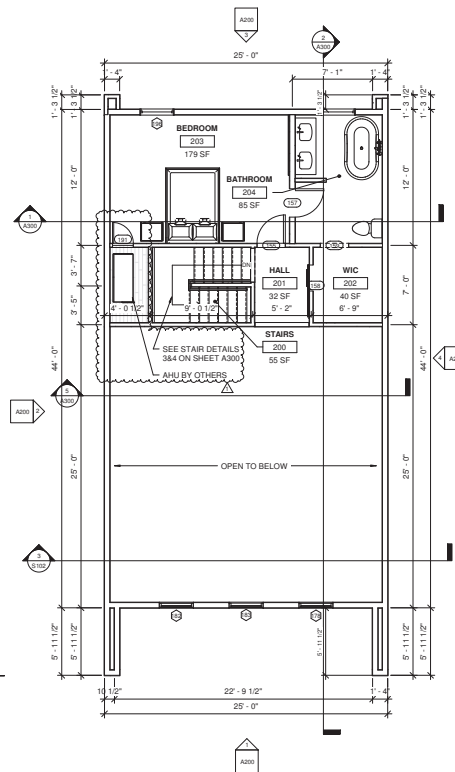
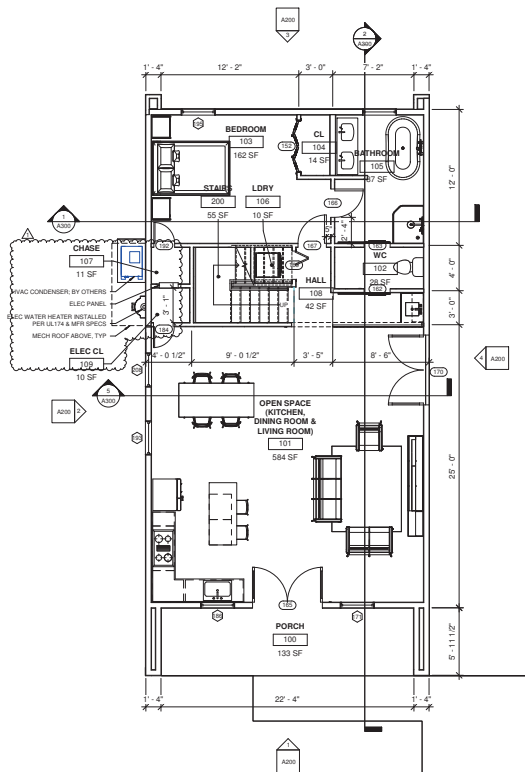
SITE PLAN

Project number	223033
Date	02.02.2024
Drawn by	JGR
Checked by	CdL

C101

Scale As indicated

PERMIT SET



Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

JOE RIOS
SCHOOL AVE RENTAL
265 School Ave
New Braunfels, TX 78130

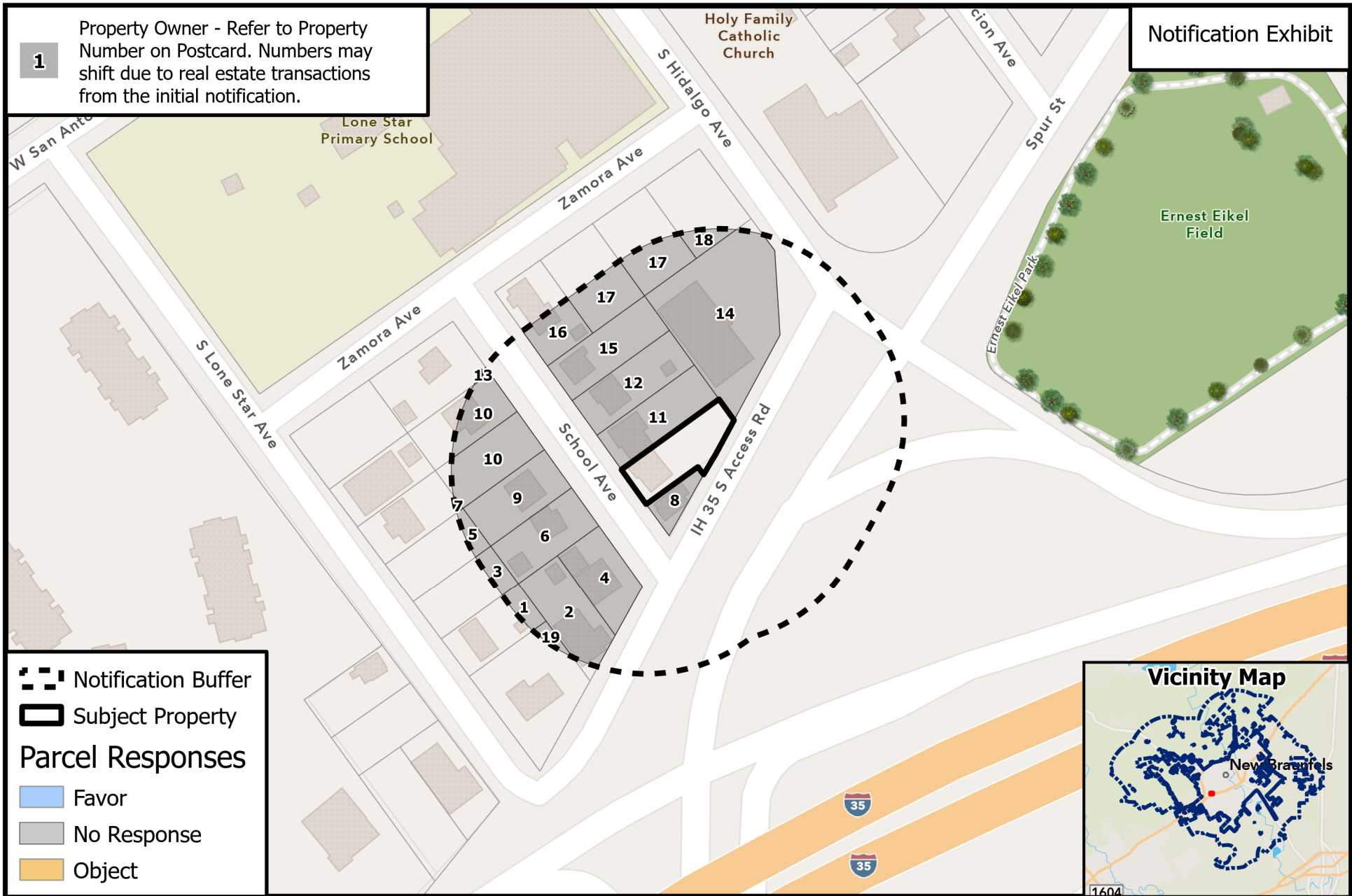
FLOOR PLAN - RENTAL UNIT
Project number 223033
Date 02.02.2024
Drawn by JGR
Checked by CdL

A101

Scale 1/4" = 1'-0"



265 School Ave



PLANNING COMMISSION – November 5, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Toni & Joe Rios

Address/Location: 265 School Ave

SUP25-368

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|--------------------------------------|-------------------------------|
| 1. AGUIRRE AGUSTINA P | 11. PEREZ ESTHER V |
| 2. WESCH JOAN M | 12. PMR HOMES LLC |
| 3. PEREZ JAZMIN | 13. BARRIENTOS MELBA |
| 4. RODRIGUEZ PEDRO G & ESPERANZA | 14. HOLY FAMILY CHURCH |
| 5. PEREZ ZENIA | 15. ORTEGON JANET |
| 6. CAMACHO FRANCISCA C | 16. LEOS LEONARDO C & MACARIA |
| 7. GONZALES JUAN P | 17. ARCHBISHOP OF SAN ANTONIO |
| 8. 291 SCHOOL AVENUE TRUST 2-08-2022 | 18. ARCHDIOCESE OF S A |
| 9. SANCHEZ LUIS A | 19. GARCIA EDWARD OSCAR |
| 10. MORALES ROBERT ESTATE OF | |

SEE MAP

11/5/2025

Agenda Item No. D)

PRESENTER:

Applicant/Owner: Daniel Morales

SUBJECT:

SUP25-367 Public hearing and recommendation to City Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-367**Applicant/Owner:**

Daniel Morales

830-237-6388 | danielmorales1016@hotmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-a

(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 0.2 of an acre located on the northeast corner of the intersection of Washington Avenue and Dittlinger Street, and 2 blocks northeast of Prince Solms Park. It is bordered by R-3 and R-2 zoning with adjacent residential land uses.

The 1950s residence is roughly 864 square feet in total interior livable area with 2 bedrooms and 1 bathroom. Per the Zoning Ordinance, the maximum occupancy of an STR with a total of 2 bedrooms and 1 bathroom is 5 occupants, and the minimum off-street parking is 2 spaces. There is sufficient room to accommodate the minimum parking requirements.

ISSUE:

R-2 is intended to preserve low-density residential neighborhoods by accommodating detached single-family and duplex dwellings while maintaining compatible development patterns and neighborhood character. Short-Term Rentals (STRs) are not permitted by right or by Special Use Permit within residential zoning districts such as R-2. To seek an SUP for an STR, a property must first be zoned within a nonresidential district. To meet that procedural requirement, the applicant is requesting to rezone from R-2 to C-O (Commercial Office District) and concurrently apply for a Special Use Permit (SUP) to allow the short-term rental use of the existing single-family home.

C-O was selected because it is the least-intensive mixed-use zoning district that allows both 1) the continued use of the existing residence as a single-family dwelling and 2) the potential operation of a short-term rental

with SUP approval. The C-O district also allows for multifamily residential, office and additional low-intensity nonresidential uses. The surrounding area is primarily developed with single-family homes and zoned R-2 or R-3. Rezoning the property to a mixed-use district would introduce a broader range of potential uses than what currently exists in the neighborhood.

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the short-term rental and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

There are approximately 25 approved short term rental SUPs within one-half mile of the subject property, 15 of which are active.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning is not consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near existing Outdoor Recreation, Tourist, and Education Centers.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☒ N/A

The proposed rezoning does not represent a targeted mixed-use redevelopment or contribute to integrated housing and commercial opportunities identified in the plan. Instead, it would introduce opportunity for some nonresidential uses within an established residential neighborhood, outside of designated mixed-use or employment focus areas. Additionally, the conversion of an existing single-family home to a short-term rental at this location would not support the Strategic Plan's goal of increasing affordable housing options or advancing community connectivity improvements.

FISCAL IMPACT:

As noted in the Comprehensive Plan and Strategic Plan consistency review above, the proposed rezoning would introduce opportunities for nonresidential uses within a predominantly residential area without contributing to a broader mixed-use or redevelopment objective. The proposed rezoning request is not in alignment with the recommendations and strategies of the Land Use Fiscal Analysis. While the property could generate limited revenue through local and state hotel occupancy taxes (HOT) if operated as a short-term rental, the request would not result in a mix of uses or development intensity that increases fiscal productivity. The existing single-family home would remain in residential use, and the change in zoning would not further the Land Use Fiscal Analysis goal of encouraging diverse, revenue-positive development patterns within targeted growth areas.

RECOMMENDATION:

Staff recommends denial. The requested zoning change would introduce the potential for nonresidential uses within a predominantly residential area and allow for higher intensity uses such as multifamily or office development that are not consistent with the surrounding neighborhood character or the intent of the Comprehensive Plan and Strategic Plan. The request does not support the Land Use Fiscal Analysis objectives

related to mixed-use or fiscally productive development patterns and may set a precedent for similar commercial rezonings within established residential neighborhoods.

If approved, staff recommends the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments*:

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 19 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-17 (C-O) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



Aerial Exhibit

Subject Property

Vicinity Map

New Braunfels

1604

0 90 180 Feet



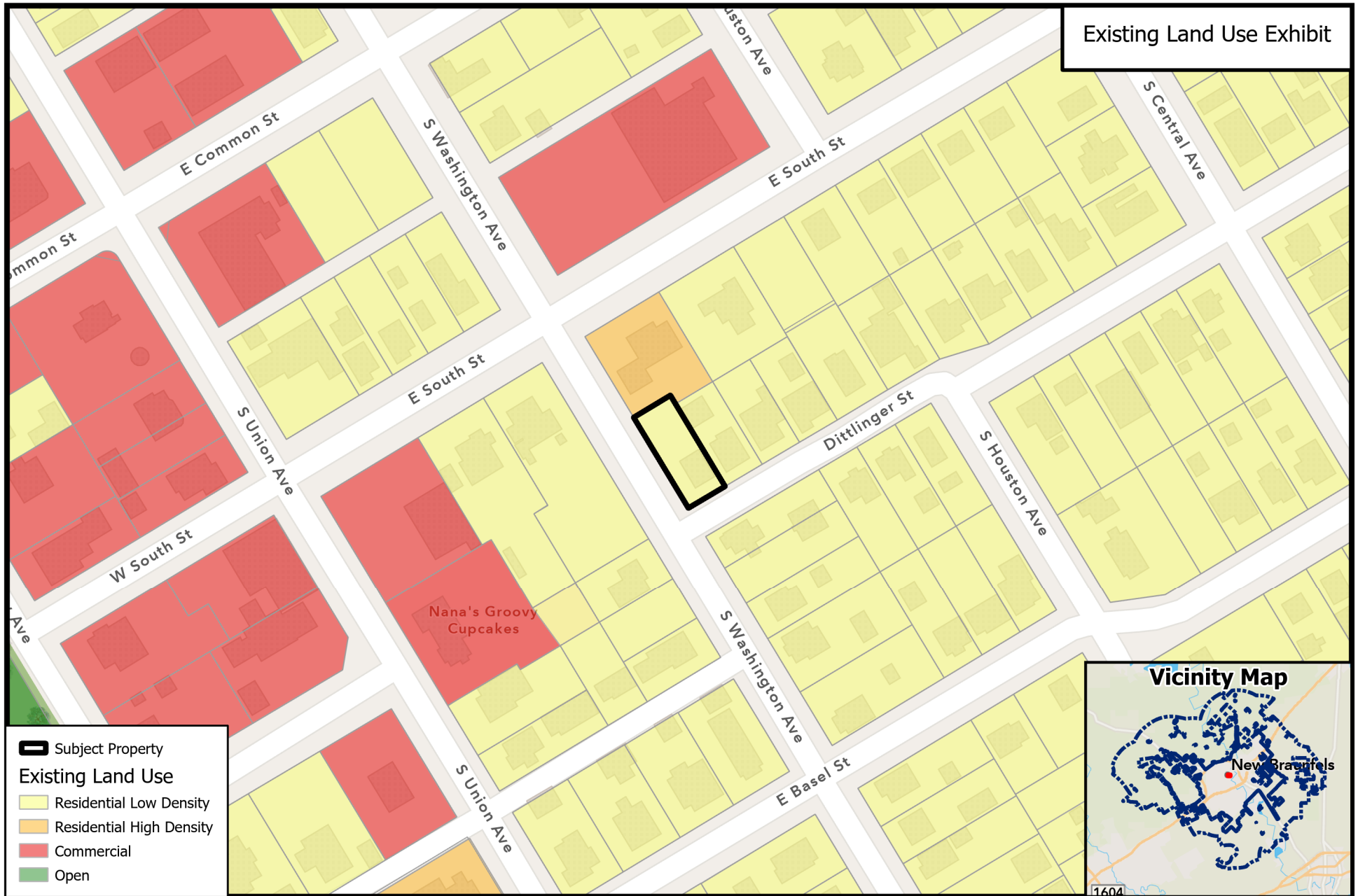
SUP25-367

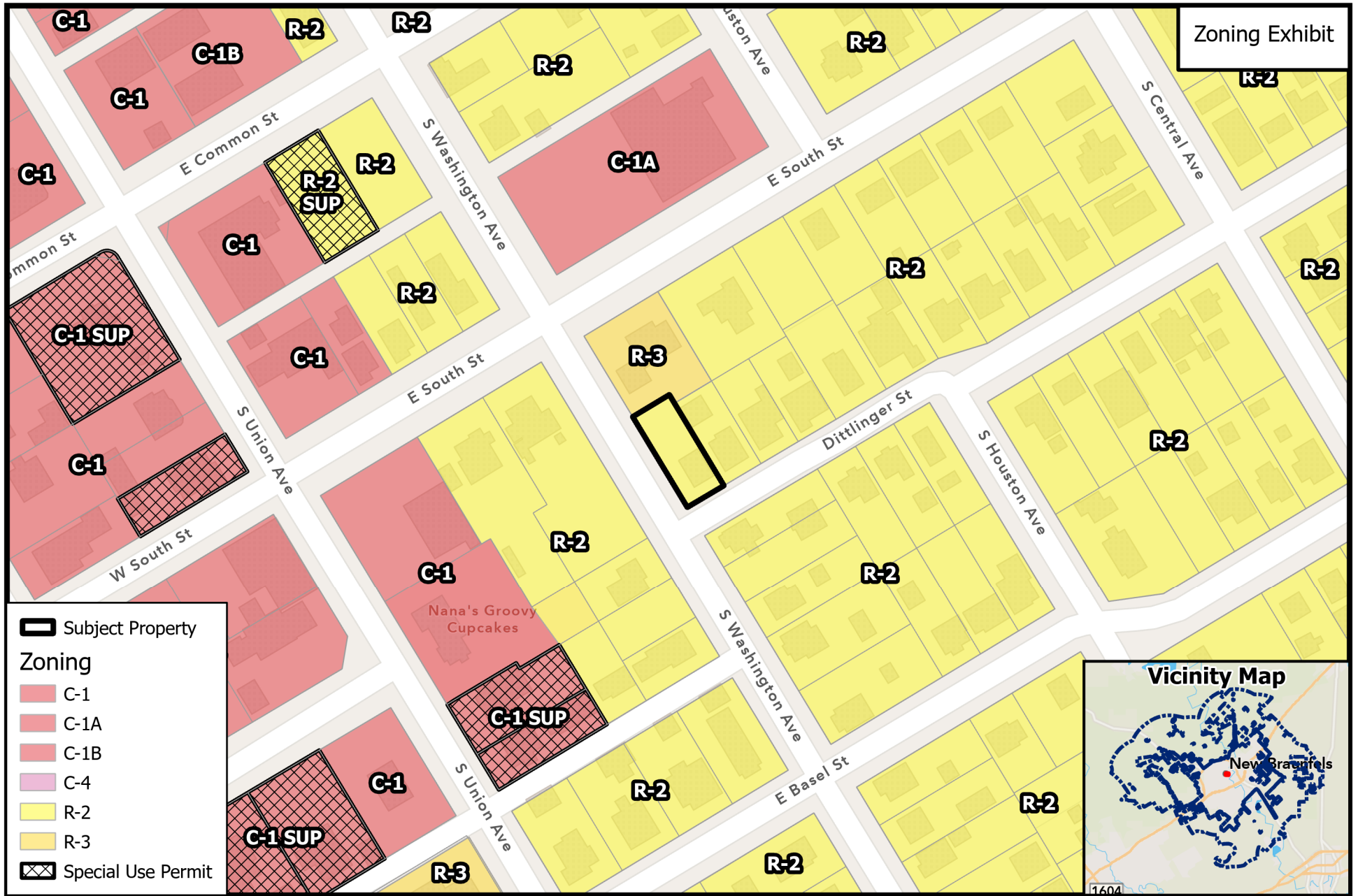
215 Dittlinger St - R-2 to C-O w/ SUP for STR

Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-367 - 215 Dittlinger St -

Source: City of New Braunfels Planning
Date: 10/13/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.





SUP25-367
215 Dittlinger St - R-2 to C-O w/ SUP for STR

Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-367 - 215 Dittlinger St -

Source: City of New Braunfels Planning
 Date: 10/13/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels. 34

Document Path:
\\app-gisdata\GISData\Tools\Tools\PLN_STRBB\STR and BB Tool.aprx

Source: City of New Braunfels GIS
Date: 10/13/2025



35

Land Use	Existing	Proposed
	R-2	CO
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		
Answering and message services		P
Antique shop		P
Appliance repair		
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		
Auto tire repair/sales (indoor)		
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		
Bar/tavern		
Barber/beauty college (barber or cosmetology school or college)		
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	R-2	CO
Bicycle sales and/or repair		
Billiard/pool facility		
Bingo facility		
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		P
Book binding		
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		
Campers' supplies		
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		
Communication equipment—Installation and/or repair		
Community building (associated with residential uses)	P	P

Land Use	Existing	Proposed
	R-2	CO
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		
Convenience store without gas sales		
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		
Custom work shops		
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		
Distillation of bones		
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop		
Driving range		
Drug store/pharmacy		
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist		
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		

Land Use	Existing	Proposed
	R-2	CO
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		
Handicraft shop		
Hardware store		
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		
Heating and air-conditioning sales/services		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P

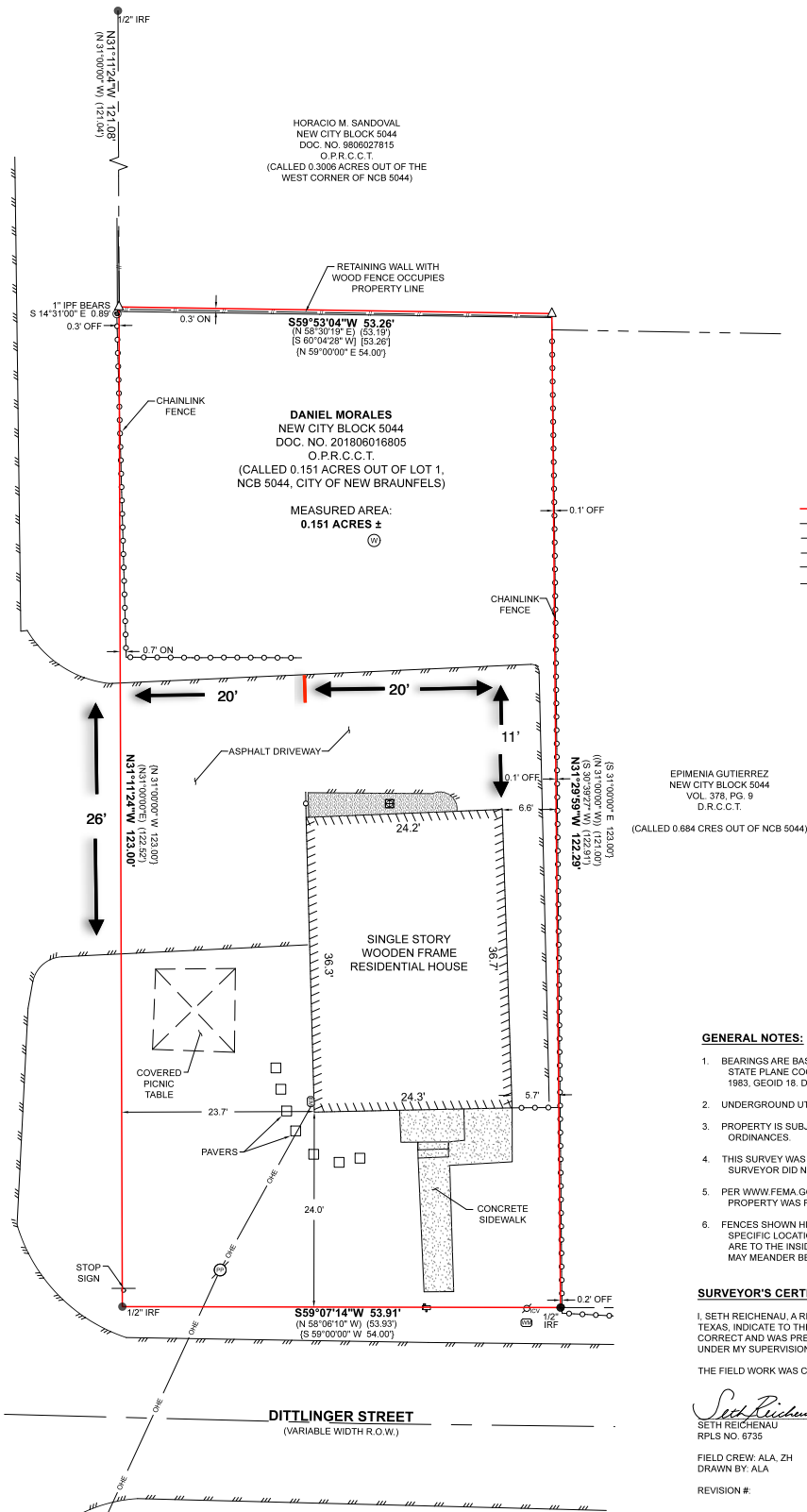
Land Use	Existing	Proposed
	R-2	CO
Laundry/washateria (self-serve)		
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Micro distillery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	R-2	CO
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	P
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		
Parking structure/public garage		
Pawn shop		
Personal services		P
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)		
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	
Plant nursery (retail sales/outdoor storage)		
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		
Radio/television shop, electronics, computer repair		
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		
Recreation buildings (public)	P	P
Recycling kiosk		
Refreshment/beverage stand		
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		
Restaurant with drive-through service		

Land Use	Existing	Proposed
	R-2	CO
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		
Sugar refineries		
Tailor shop (see home occupation)		
Tar distillation or manufacture		
Tattoo or body piercing studio		
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		
Tire sales (outdoors)		
Tool rental		
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P

Land Use	Existing	Proposed
	R-2	CO
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		
Wool scouring		
Zero lot line/patio homes		P

SOUTH WASHINGTON AVENUE
(60' WIDE R.O.W.)



GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
5. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0455G, DATED 5/8/2024.
6. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEANDER BETWEEN MEASURED LOCATIONS.

SURVEYOR'S CERTIFICATION

I, SETH REICHENAU, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

THE FIELD WORK WAS COMPLETED ON JULY 15, 2025

Seth Reichenau
SETH REICHENAU
RPLS NO. 6735

FIELD CREW: ALA, ZH
DRAWN BY: ALA

REVISION #:



AS-BUILT SURVEY 0.151 ACRE TRACT

OUT OF LOT 1, NEW CITY BLOCK 5044,
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
ADDRESS: 215 DITTLINGER STREET, NEW BRAUNFELS, TX

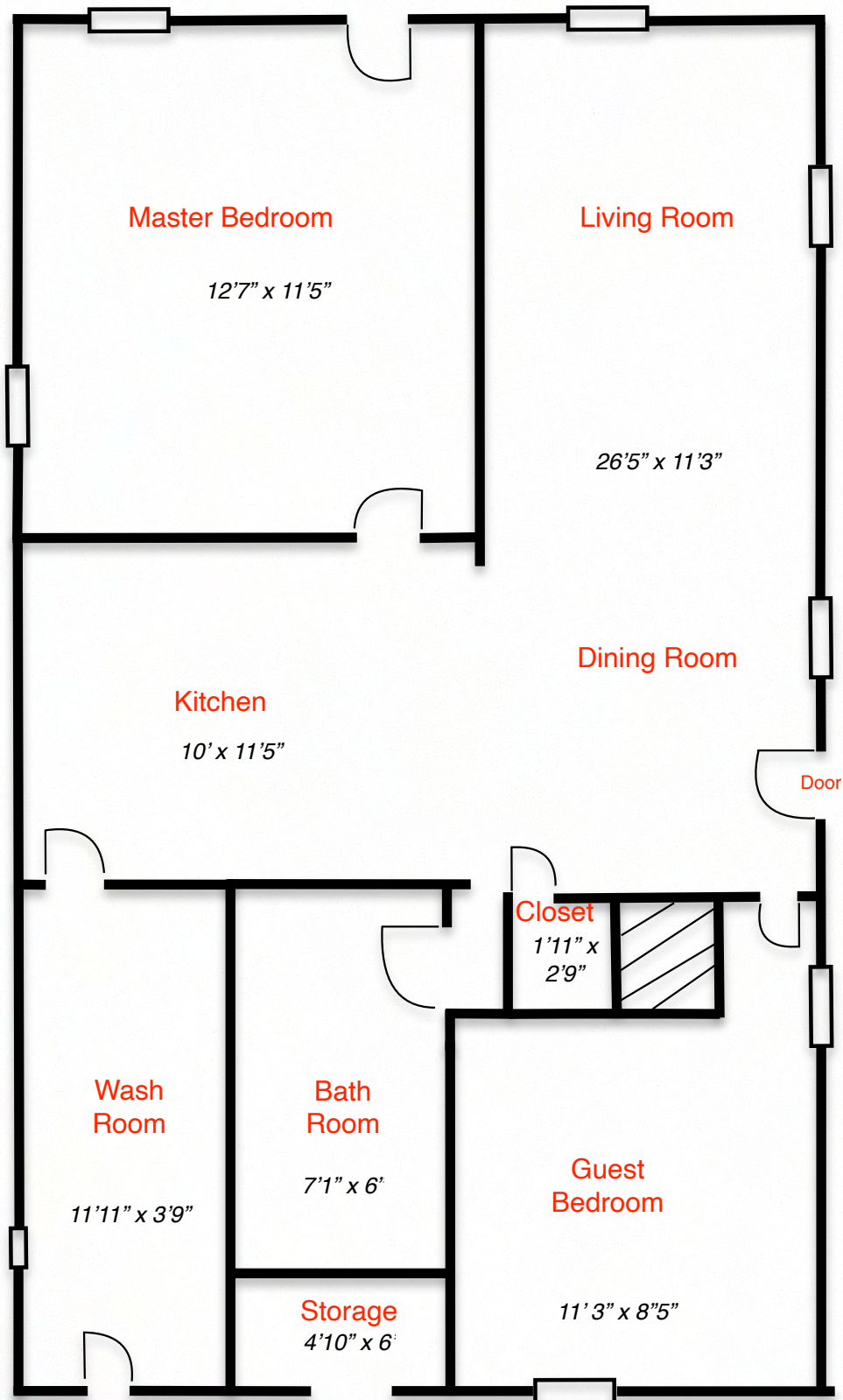
PREPARED FOR
Daniel Morales

SURVEYOR
DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: info@dillodev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711 JOB NO. 25095
SHEET 1 OF 1

Daniel Morales,
the property owner, acknowledged that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."

Regards,
Daniel Morales,

Dittlinger St.



Washington St.



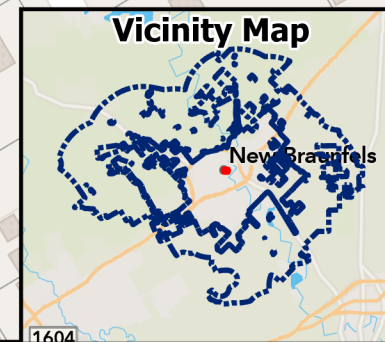
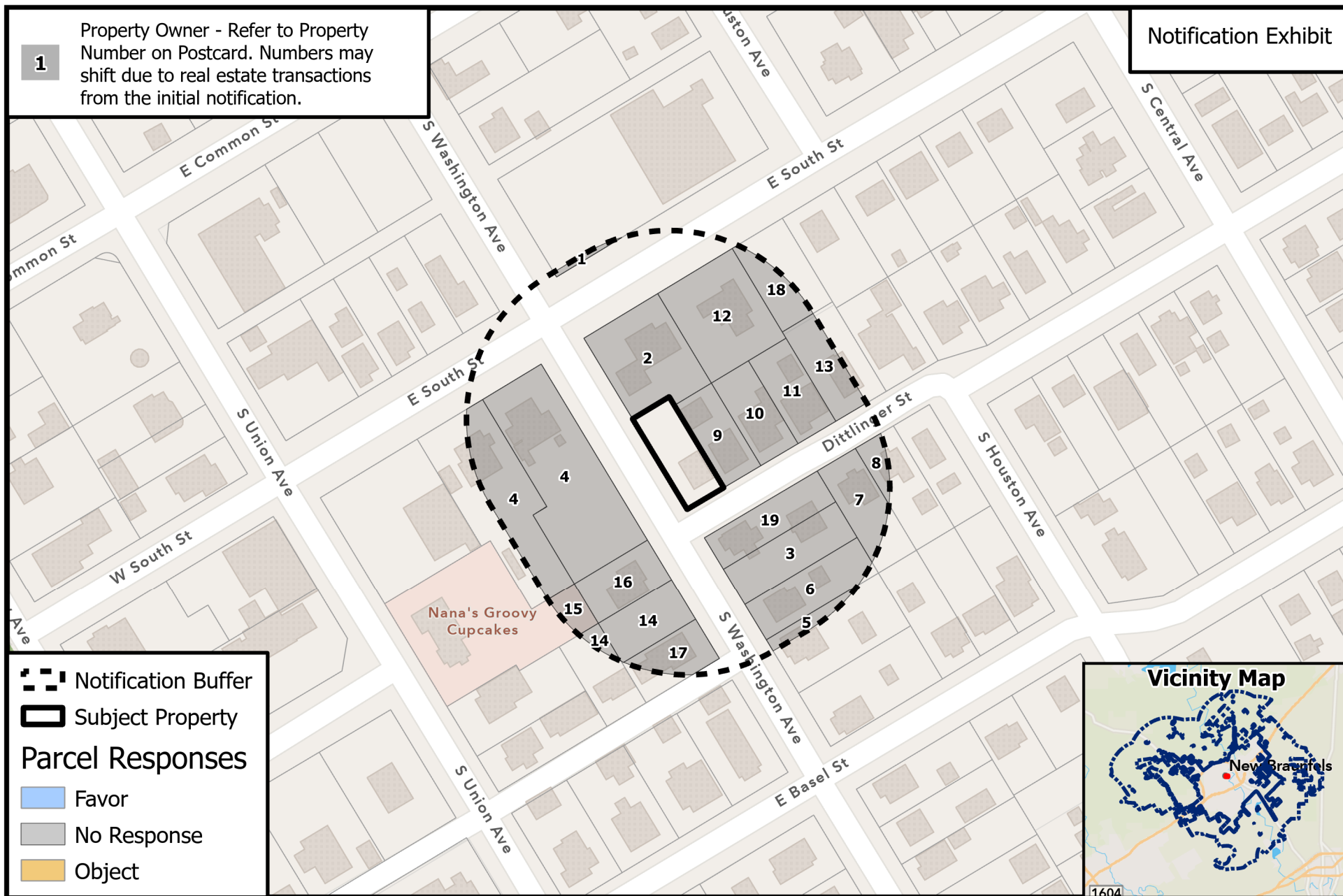
215 Dittlinger St—residence



215 Dittlinger St—Washington frontage

1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – November 5, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Daniel Morales

Address/Location: 215 Dittlinger St

SUP25-367

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|---------------------------------|-----------------------------|
| 1. COMAL RIVER PARKING LLC | 11. MARTINEZ ROSA E |
| 2. SANDOVAL HORACIO M & MARIA R | 12. MORALES RUBEN |
| 3. SCHOTT GORDON A | 13. KIEL DIANNA |
| 4. HAAS MILTON ALWIN & BETHEL | 14. MCGRATH-WHITE TRACY O |
| 5. BUSTOS DELIO & JUANITA | 15. 283 S UNION SERIES |
| 6. KOCIAN HANNI ELIZABETH | 16. DIAZ EVA |
| 7. CASTILLO ESTELLA | 17. MARTIN MIKE & KELLY |
| 8. NICHOLSON HOWARD & JOANIE | 18. OLEARY JAMES D & EMLY F |
| 9. GUTIERREZ EPIMENIA | 19. FLORES PAUL & SHARLA |
| 10. LISA AHART PROPERTIES LLC | |

SEE MAP

11/5/2025

Agenda Item No. E)

PRESENTER:

Applicant: Walmart Stores East, LP (Joe Frederick)

Owner: Frederick Frueholz, Jr. Estate (Joe H. Tays)

SUBJECT:

PZ25-0366 Public hearing and recommendation to City Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:****Case Number:** PZ25-0366**Applicant:** Walmart Stores East, LP (Joe Frederick), Joe.Frederick@walmart.com**Owner:** Frederick Frueholz, Jr. Estate (Joe H. Tays), nbtays@gmail.com**Staff Contact:** Mary Lovell, (830) 221-4051, mlovell@newbraunfels.gov

The subject property is approximately 72.1 acres and is part of a larger (237 acre) tract located approximately 0.3 miles southwest from the intersection of Kohlenberg Road and FM 1101. The property is currently undeveloped. Walmart operates a distribution center on the adjacent parcel addressed at 3900 North I-35 and proposes to expand their truck and trailer parking lot associated with the current facility onto the subject property.

Surrounding land uses include manufacturing and warehousing to the west and south, residential located outside the city limits across FM 1101 to the east, and undeveloped land and the Continental USA manufacturing facility to the north. Surrounding zoning consists of APD to the west and north, and MU-B (High Intensity Mixed Use District) to the south. Properties to the east and west are outside the city limits.

ISSUE:

The applicant requests a base zoning change from APD (Agricultural/Pre-development District) to M-1A (Light Industrial District) to allow expansion of the existing Walmart distribution center truck and trailer parking lot.

COMPREHENSIVE PLAN REFERENCE:

M-1A at this location is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high-capacity transportation networks, such as Interstate Highway 35.
- **Action 3.1:** Plan for a healthy jobs/ housing balance.

-
- **Action 3.3:** Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The subject property is located within Oak Creek Sub Area, and near existing and proposed Employment Centers.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

- **Economic Mobility:** Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **Economic Mobility:** Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Continuing to provide a balance of high-quality small commercial buildings and businesses and larger, more autocentric businesses that draw employees and customers from a broader area is important to keeping New Braunfels' economy healthy.
- Prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue to provide service delivery without significant impacts on infrastructure costs and distribute cost burdens across more home/business owners.

Traffic Impact Analysis (TIA): Per adopted ordinance, a Level 3 TIA Report will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

Utilities: As part of the routine intake review process, the water provider for the subject site, NBU (New Braunfels Utilities), reviewed the proposed zoning change request and has responded with no comments.

RECOMMENDATION:

The applicant's request for rezoning to the M-1A district would allow development of commercial uses that align with Envision New Braunfels, the Strategic Plan, and the Land Use Fiscal Analysis.

Mailed notification as required by state statute:

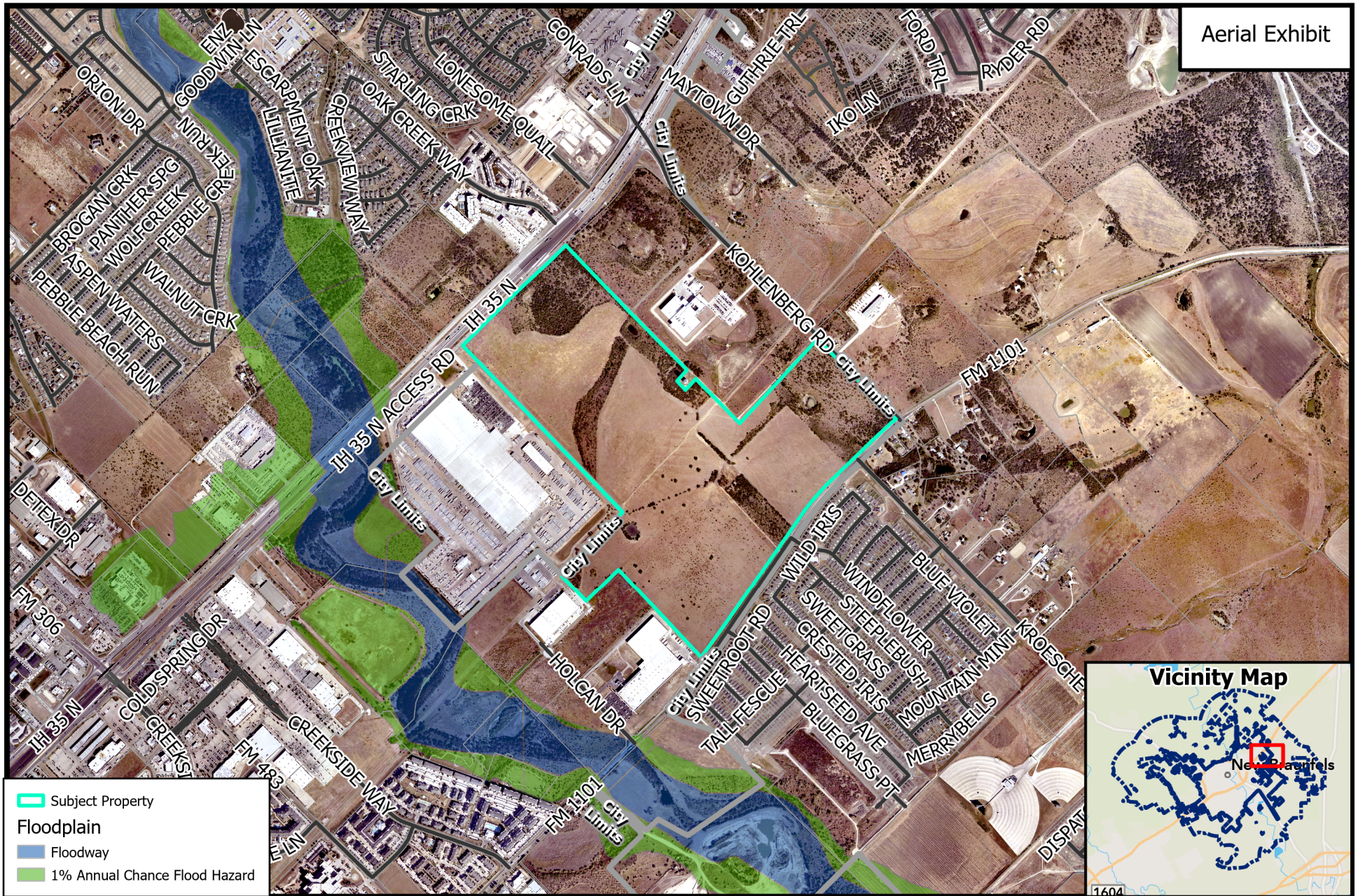
Public hearing notices were sent to owners of 7 properties within 200 feet of the request. To date, no responses have been received by staff.

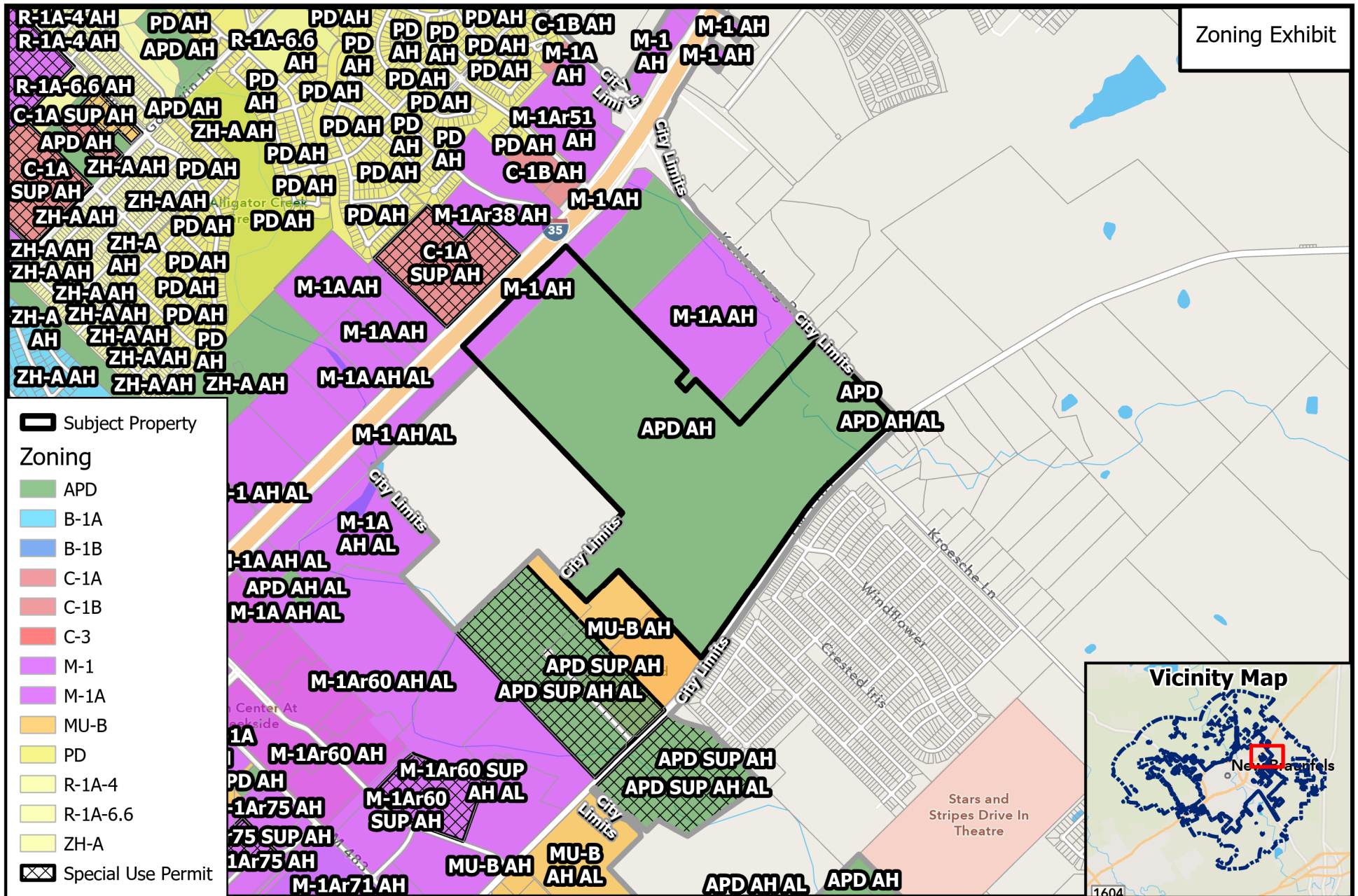
Resource Links:

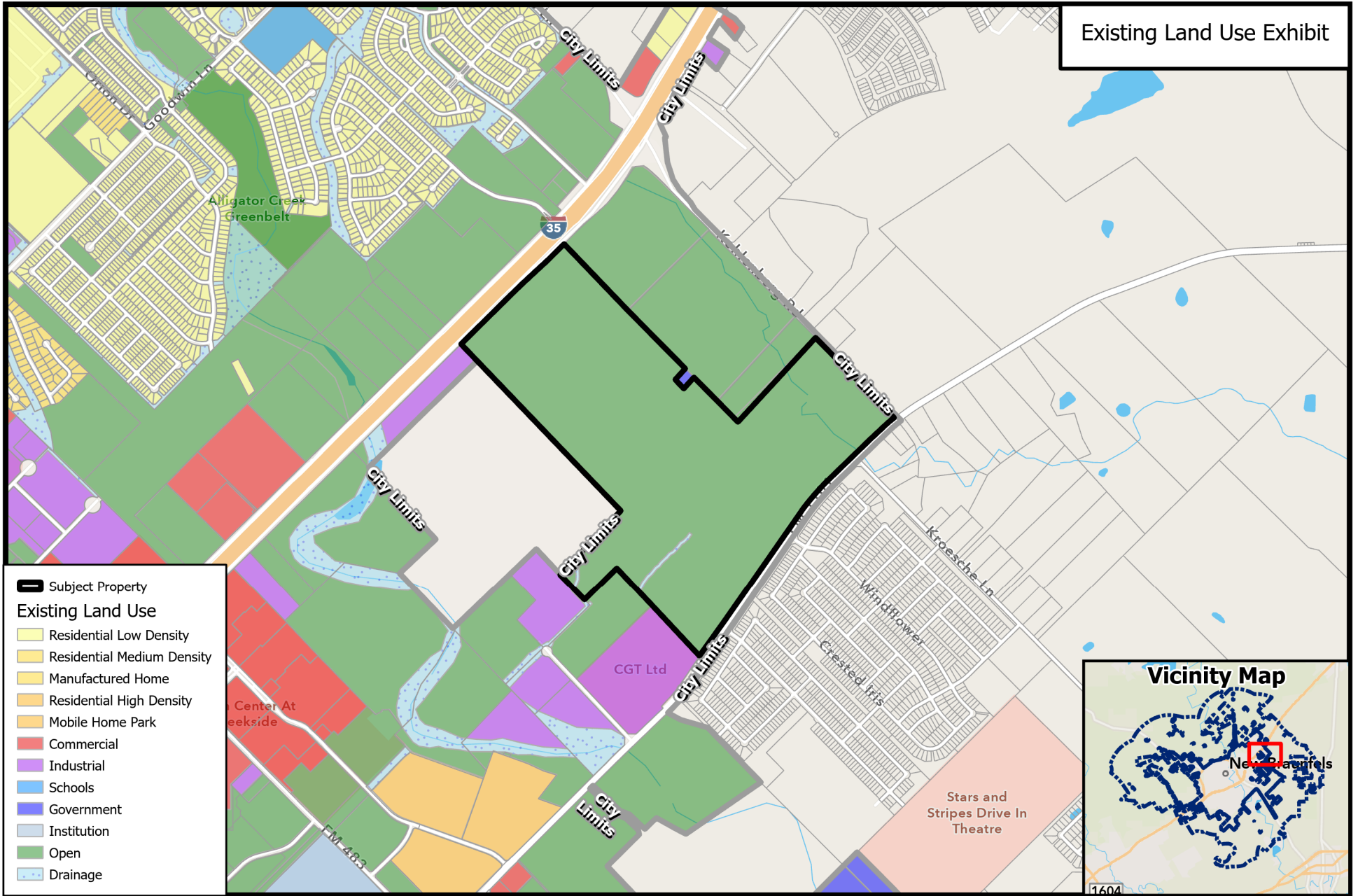
- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.228211411.1629222812.1629222812-1629222812.1629222812)
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances:

[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

- Chapter 144, Sec. 5.20 (AH) of the City's Code of Ordinances:
[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)







Land Use	Existing	Proposed
	APD	M-1A
Accessory building/structure (see section 144-5.4)	P	
Accessory dwelling (one accessory dwelling per lot)	P	
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services		P
Airport		P
All-terrain vehicle (ATV) dealer/sales		P
Ambulance service (private)		P
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		P
Archery range		P
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		P
Assisted living facility/retirement home		
Athletic fields		P
Auction sales (non-vehicle)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		P
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P

Land Use	Existing	Proposed
	APD	M-1A
Bed and breakfast inn (see section 144-5.6)		
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
Blacksmith or wagon shops		P
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		P
Bottling works		P
Bowling alley/center (see section 144-5.13)		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		P
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Cold storage plant		P
Commercial amusement concessions and facilities		P

Land Use	Existing	Proposed
	APD	M-1A
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)		P
Community home (see definition)	P	
Computer and electronic sales		P
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		P
Contractor's office/sales, with outside storage including vehicles		P
Contractor's temporary on-site construction office	P	
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		P
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		P
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums		
Electrical generating plant		
Electrical repair shop		P
Electrical substation		P
Electronic assembly/high tech manufacturing		P
Electroplating works		P
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		P
Explosives manufacture or storage		
Exterminator service		P
Fairground		P
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P

Land Use	Existing	Proposed
	APD	M-1A
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P
Food processing (no outside public consumption)		P
Forge (hand)		P
Forge (power)		P
Fraternal organization/civic club (private club)		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P
Freight terminal, truck (all storage of freight in an enclosed building)		P
Frozen food storage for individual or family use		P
Funeral home/mortuary		P
Furniture manufacture		P
Furniture sales (indoor)		P
Galvanizing works		P
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator	P	
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)	P	
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Heavy manufacturing		
Heliport		P
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		P
Ice plants		P
Indoor or covered sports facility		
Industrial laundries		P
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		P

Land Use	Existing	Proposed
	APD	M-1A
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P
Laundry/dry cleaning (drop off/pick up)		P
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		P
Light manufacturing		P
Limousine/taxi service		P
Livestock sales/auction	P	
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		P
Lumberyard or building material sales (see section 144-5.15)		P
Machine shop		P
Maintenance/janitorial service		P
Major appliance sales (indoor)		P
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		P
Manufacturing and processes		P
Manufacturing processes not listed		P
Market (public, flea)		P
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		P
Metal fabrication shop		P
Micro brewery (onsite mfg. and/or sales)		P
Micro distillery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P
Mini-warehouse/self-storage units with outside boat and RV storage		P
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		P
Moving storage company		P
Moving, transfer, or storage plant		P
Multifamily (apartments/condominiums)		
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		P
Nursing/convalescent home/sanitarium		

Land Use	Existing	Proposed
	APD	M-1A
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	
Outside storage (as primary use)		P
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal services		P
Personal watercraft sales (primarily new/repair)		P
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		P
Petroleum or its products (refining of)		
Photo engraving plant		P
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		P
Plumbing shop		P
Portable building sales		P
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		P
Public recreation/services building for public park/playground areas		P
Publishing/printing company (e.g., newspaper)		P
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		P
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		

Land Use	Existing	Proposed
	APD	M-1A
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales		P
Restaurant with drive-through service		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	P
RV park		
RV/travel trailer sales		P
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		P
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		P
Single-family industrialized home (see section 144-5.8)	P	
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)	P	
Stables (private, accessory use) (see chapter 6)	P	
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		P
Storage—Exterior storage for boats and recreational vehicles		P
Storage in bulk		P
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Sugar refineries		
Tailor shop (see home occupation)		P
Tar distillation or manufacture		
Tattoo or body piercing studio		P
Taxidermist		P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P

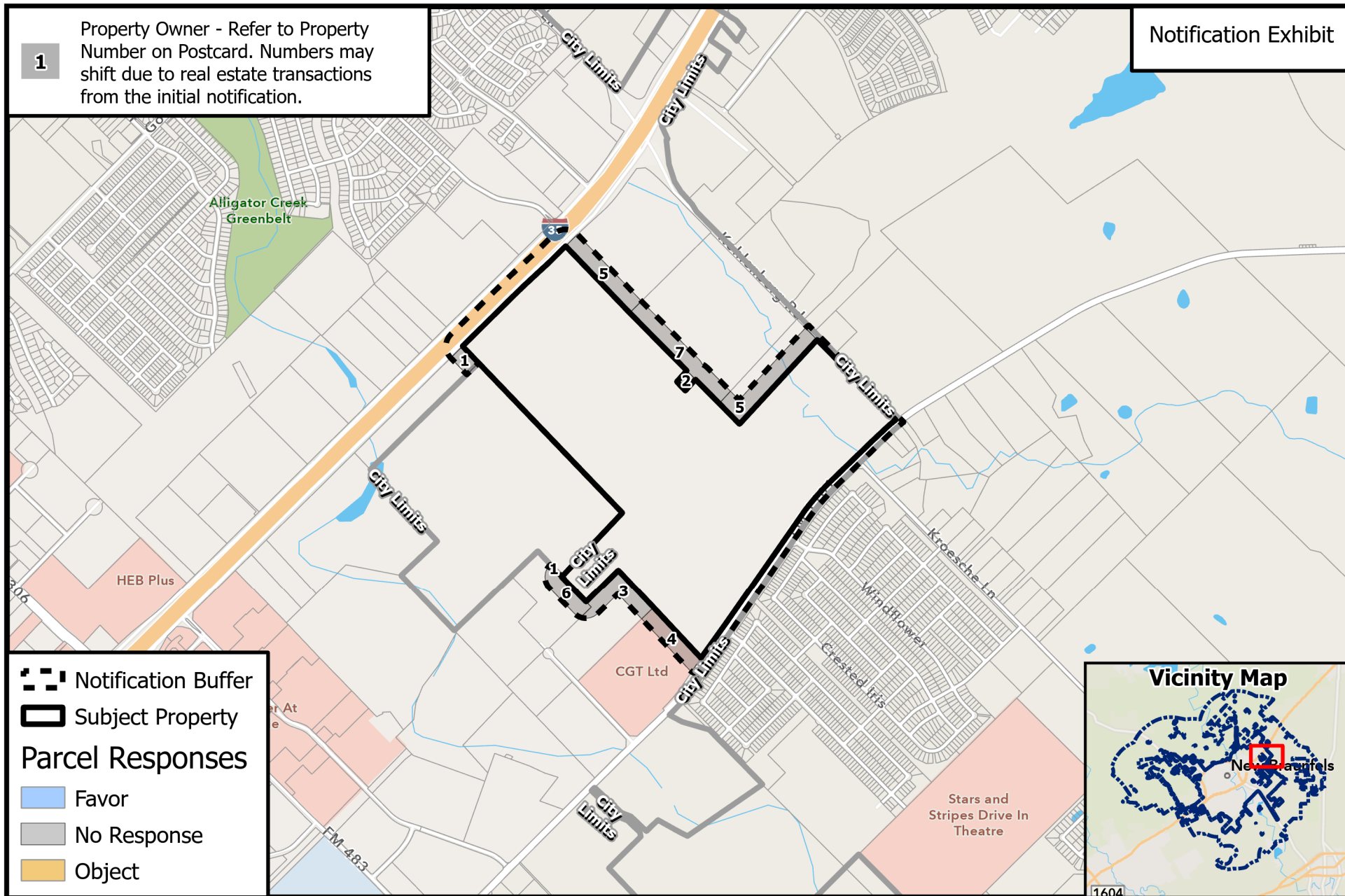
Land Use	Existing	Proposed
	APD	M-1A
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		P
Travel agency		P
Truck or transit terminal		P
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair		P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		P
Video rental/sales		P
Warehouse/office and storage/distribution center		P
Waterfront amusement facilities—Berthing facilities sales and rentals		P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P
Waterfront amusement facilities—Boat landing piers/launching ramps		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		P
Wholesale sales offices and sample rooms		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		



Subject Property -
South of Kohlenberg Rd. and West of FM 1101

1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – NOVEMBER 5, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Walmart Stores East, LP

Address/Location: South of Kohlenberg Rd. and east of FM 1101

Case # PZ25-0366

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|--------------------------------|---------------------------------------|
| 1. WALMART STORES EAST LP | 5. WOHLFAHRT LYNN |
| 2. NEW BRAUNFELS UTILITIES | 6. ZELL THREE INC |
| 3. GCP III ST CROIX LANDCO LLC | 7. CONTINENTAL AUTONOMOUS MOBILITY US |
| 4. CGT U S LIMITED | LLC |

SEE MAP